

2023041733 00054

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
 12/11/2023 11:35:07 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3785

PG: 424 - 426

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Tax Parcel Identification Number: 6856-30-7720.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 3439 Myer Lee Drive, Winston-Salem, NC 27101

Property Address: 3439 Myer Lee Drive, Winston-Salem, NC 27101

Brief description for the Index: Tract, Myer Lee Drive

THJS DEED made this the 7th day of December, 2023

GRANTOR

**Adams Outdoor Advertising Limited
 Partnership,
 a Minnesota Limited Partnership

 3801 Capital City Boulevard
 Lansing, MI 48906**

GRANTEE

**James Talmage
 Michael Seifert

 3439 Myer Lee Drive
 Winston-Salem, NC 27101**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of **Forsyth**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For further reference seed Deed Book 3673 at Page 1689, Forsyth County Registry.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: subject to easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Adams Outdoor Advertising Limited Partnership, a Minnesota Limited Partnership

By: [Signature] (SEAL)

Printed Name: Richard S. Zecchino

Title: Interim COO Partner Chief Legal officer
+ VP of Real Estate

STATE OF North Carolina

COUNTY OF Mecklenburg

I, Brenda Allen, a Notary Public of the County of Mecklenburg and State of North Carolina, certify that Richard S. Zecchino, either being personally known to me or proven by satisfactory evidence (said evidence being valid Driver's License), being a Interim COO Partner of **Adams Outdoor Advertising Limited Partnership** a Minnesota Limited Partnership, personally appeared before me this day and acknowledged that (s)he as Interim COO Partner of **Adams Outdoor Advertising Limited Partnership**, a Minnesota Limited Partnership signed the foregoing document, and as Interim COO Partner is duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said partnership for the purposes stated therein.

WITNESS my hand and notarial seal, this 7th day of December, 2023.

[Signature]

Notary Public

Name: Brenda Allen

My Commission Expires: March 8, 2025

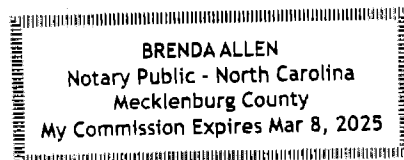


EXHIBIT A

BEGINNING at a ½ inch established iron pipe being located in the northeastern corner of the Grantors' property as recorded in Forsyth County Registry Deed Book 2009, page 86, said established iron pipe further being in the southern margin of a 100-foot right of way of Southern Railroad, also being in the northwestern corner of that property owned by Amp, Inc., as recorded in Forsyth County Registry Deed Book 1119, at Page 540; thence from said Beginning established iron pipe and running South 27 degrees 32' 50" East 540.61 feet to an existing railroad spike in the northern right of way of Myer Lee Drive; thence with the northern right of way of Myer Lee Drive South 63 degrees 32' West 160.47 feet to a ¼ inch iron pipe; thence North 21 degrees 20' 10" West 109.69 feet to a ¼ inch iron pipe; thence North 67 degrees 36' 12" East 47.63 feet to a ¼ inch iron pipe; thence North 23 degrees 51' 23" West 435.44 feet to a ¼ inch iron pipe in the southern margin of a 100-foot right of way of Southern Railroad; thence with the southern margin of said right of way of Southern Railroad North 63 degrees 48' 06" East 73.13 feet to a ½ inch established iron pipe, the point and place of Beginning. According to a map and unrecorded survey by Daniel Walter Donathan, RLS, May 4, 2000 and being a portion of that property as described in Forsyth County Registry Deed Book 1362, at Page 508.